

## Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### Levy Authority Summary

Local Government Name: SERGEANT BLUFF  
Local Government Number: 97G937

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SERGEANT BLUFF URBAN RENEWAL	97021	2
SERGEANT BLUFF NORTH URBAN RENEWAL	97025	1

**TIF Debt Outstanding: 964,077**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>-20,100</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	121,759
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>121,759</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	110,878
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>110,878</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>-9,219</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 862,418**

## Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL  
 UR Area Number: 97021

UR Area Creation Date: 01/2002

UR Area Purpose: Rehabilitation, conservation, redevelopment, development, or a combination thereof is necessary in the interest of the public health, safety, or welfare of the municipality's residents.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR	97211	97212	1,669,183
SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC	97229	97230	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,436,020	0	0	0	5,436,020	0	5,436,020
Taxable	0	0	5,436,020	0	0	0	5,436,020	0	5,436,020
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:**

**4,937**

**0**

**Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 50,523  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 50,523**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 51,997  
 Returned to County Treasurer: 0  
**Total Expenditures: 51,997**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:**

**3,463**

**0**

**Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For SERGEANT BLUFF URBAN RENEWAL

### Pioneer Flats Urban TIF

Description:	To enhance commercial development to meet increasing commercial demand.
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SERGEANT BLUFF URBAN RENEWAL

### GO2001-2010Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	97,000
Interest:	7,597
Total:	104,597
Annual Appropriation?:	Yes
Date Incurred:	01/01/2002
FY of Last Payment:	2015

## Non-Rebates For SERGEANT BLUFF URBAN RENEWAL

TIF Expenditure Amount:	51,997
Tied To Debt:	GO2001-2010Refunding
Tied To Project:	Pioneer Flats Urban TIF

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH TIF - INCR  
 TIF Taxing District Inc. Number: 97212  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,436,020	0	0	0	5,436,020	0	5,436,020
Taxable	0	0	5,436,020	0	0	0	5,436,020	0	5,436,020
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	92,073	5,343,947	1,669,183	3,674,764	107,391

FY 2014 TIF Revenue Received: 50,523

### TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF URBAN RENEWAL (97021)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/AM 1 TIF - INC  
 TIF Taxing District Inc. Number: 97230  
 TIF Taxing District Base Year: 2001  
 FY TIF Revenue First Received: 2002  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2015

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2002

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL  
 UR Area Number: 97025

UR Area Creation Date: 02/1999

UR Area Purpose: The plan was put into place for rehabilitation purposes of existing commercial and industrial buildings.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR	97236	97237	1,871,576

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,728,380	55,820	0	0	2,784,200	0	2,784,200
Taxable	0	0	2,728,380	55,820	0	0	2,784,200	0	2,784,200
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** -25,037      **0**      **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 71,236  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 71,236**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 58,881  
 Returned to County Treasurer: 0  
**Total Expenditures: 58,881**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** -12,682      **0**      **Amount of 06-30-2014 Cash Balance Restricted for LMI**



## Projects For SERGEANT BLUFF NORTH URBAN RENEWAL

### NS TIF West Ridge

Description:	Encourage & accommodate industrial development.
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For SERGEANT BLUFF NORTH URBAN RENEWAL

### Series 2008A West Ridge

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	640,000
Interest:	219,480
Total:	859,480
Annual Appropriation?:	Yes
Date Incurred:	01/18/2007
FY of Last Payment:	2027

## Non-Rebates For SERGEANT BLUFF NORTH URBAN RENEWAL

TIF Expenditure Amount:	58,881
Tied To Debt:	Series 2008A West Ridge
Tied To Project:	NS TIF West Ridge

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

## TIF Taxing District Data Collection

Local Government Name: SERGEANT BLUFF (97G937)  
 Urban Renewal Area: SERGEANT BLUFF NORTH URBAN RENEWAL (97025)  
 TIF Taxing District Name: SGT BLUFF CITY/SGT BLUFF SCH/SGT BLUFF NORTH UR TIF INCR  
 TIF Taxing District Inc. Number: 97237  
 TIF Taxing District Base Year: 2009  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,728,380	55,820	0	0	2,784,200	0	2,784,200
Taxable	0	0	2,728,380	55,820	0	0	2,784,200	0	2,784,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	867,879	1,916,321	1,871,576	44,745	1,308

FY 2014 TIF Revenue Received: 71,236